



CITY COUNCIL MEETING ZEPHYRHILLS, FLORIDA

**Monday, December 12, 2022
6:00 PM**

The City of Zephyrhills will maintain a quorum at the dais and host a GoToMeeting to allow the public to attend remotely.

**Please join the GoToMeeting
from your computer, tablet or smartphone:
<https://meet.goto.com/886725461>
or dial in using your phone:**

+1 (872) 240-3212 - Access Code: 886-725-461

(Please mute your phone unless you wish to speak on a specific item)

**Zephyrhills
City Hall**

**Council
Chambers**

Call to Order – Council President
Roll Call – City Clerk Lori Hillman
Invocation – Pastor Dave Huff
Pledge of Allegiance – Council President

1. PUBLIC COMMENTS - address specific items on the agenda with the exception of Public Hearing
2. CONSENT ITEMS
 - 2.1 Approval of November 28, 2022 Regular Meeting Minutes
 1. M11-28-2022
 - 2.2 Approval of November 14, 2022 Regular Meeting Minutes
 1. M11-14-2022

3. BUSINESS ITEMS/PUBLIC HEARING

3.1 38736 CR 54 Annexation

Second Reading **Ordinance 1450-22 - AN ORDINANCE OF THE CITY OF ZEPHYRHILLS, FLORIDA ANNEXING ADDITIONAL TERRITORY TO BE INCLUDED WITHIN THE BOUNDARIES OF SAID CITY DESCRIBED AS PARCEL NUMBER 02-26-21-0000-00200-0000 LOCATED AT 38736 and 38740 CR 54, ZEPHYRHILLS FLORIDA 33542 IN ACCORDANCE WITH SECTION 171.044, FLORIDA STATUTES, AS AMENDED.**

- A. Council President opens Public Hearing
- B. Council President closes Public Hearing
- C. City Council considers Ordinance No. 1450-22 on the Second Reading

- 1. ANX13-22 Staff Report for CR 54 Annx FLUMA Rezone City Council_1
- 2. Ordinance 1450-22 Calumet Annexation

3.2 38736 CR 54 FLUMA and Rezoning

Second Reading **Ordinance 1451-22 - AN ORDINANCE OF THE CITY OF ZEPHYRHILLS, FLORIDA PROPOSING AN AMENDMENT TO THE CITY'S COMPREHENSIVE PLAN, PROVIDING FOR A SMALL-SCALE COMPREHENSIVE PLAN AMENDMENT TO THE FUTURE LAND USE MAP CHANGING FROM COUNTY RES-6 (RESIDENTIAL 6 D/U PER ACRE) TO CITY RU (RESIDENTIAL URBAN) AND THE ZONING DESIGNATION FROM COUNTY AR (AGRICULTURAL-RESIDENTIAL) TO CITY R-4 (HIGH-DENSITY RESIDENTIAL) FOR APPROXIMATELY 4.62 ACRES OF REAL PROPERTY LOCATED AT 38736 AND 38740 CR 54 AND HAVING PARCEL NUMBER 02-26-21-0000-00200-0000; PROVIDING FOR CODIFICATION, SEVERABILITY AND AN EFFECTIVE DATE.**

- A. Council President opens Public Hearing
- B. Council President closes Public Hearing
- C. City Council considers Ordinance No. 1451-22 on the Second Reading

- 1. ANX13-22 Staff Report for CR 54 Annx FLUMA Rezone City Council_1
- 2. Ordinance 1451-22 Calumet SM Scale FLU and Zoning

3.3 Charter Amendments

Second Reading **ORDINANCE NO. 1452-22 - "AN ORDINANCE OF THE CITY OF ZEPHYRHILLS, FLORIDA, CALLING FOR A REFERENDUM TO BE HELD ON APRIL 11, 2023, PROPOSING TO THE ELECTORATE OF THE CITY THAT SECTIONS 11.01, 21.031, 21.11, 32.03, 51.01, 51.041, 51.07 AND TITLE XI OF THE CITY CHARTER BE AMENDED; PROVIDING THAT THESE AMENDMENTS SHALL BE SUBMITTED TO THE ELECTORS OF THE CITY IN THE FORM OF EIGHT PROPOSITIONS ON THE REFERENDUM BALLOT; FIRST PROPOSITION BEING, SHALL THE CHARTER BE AMENDED TO PROVIDE THE DATE OF CREATION AND ESTABLISHMENT OF THE CITY OF ZEPHYRHILLS AS SET FORTH IN SECTION 1 OF THIS ORDINANCE BE ADOPTED; SECOND PROPOSITION BEING, SHALL COUNCIL MEMBERS BE ELECTED TO A TERM OF FOUR YEARS AS SET FORTH IN SECTION 2 OF THIS ORDINANCE BE ADOPTED; THIRD PROPOSITION BEING, SHALL THE CHARTER BE AMENDED TO PROVIDE FOR THE FINANCE DIRECTOR TO REPORT MONEY DEPOSITS**

AT QUARTERLY COUNCIL MEETINGS AS SET FORTH IN SECTION 3 OF THIS ORDINANCE BE ADOPTED; FOURTH PROPOSITION BEING, SHALL THE MAYOR BE ELECTED TO A TERM OF FOUR YEARS AS SET FORTH IN SECTION 4 OF THIS ORDINANCE BE ADOPTED; FIFTH PROPOSITION BEING, SHALL THE CHARTER BE AMENDED FOR ELECTED OFFICIALS TO TAKE OFFICE AT THE NEXT REGULARLY SCHEDULED COUNCIL MEETING AFTER THE CANVAS OF VOTE AS SET FORTH IN SECTION 5 OF THIS ORDINANCE BE ADOPTED; SIXTH PROPOSITION BEING, SHALL THE CHARTER BE AMENDED TO REMOVE TIME CONSTRAINTS TO OBTAIN SIGNATURES TO QUALIFY FOR ELECTION AS SET FORTH IN SECTION 6 OF THIS ORDINANCE BE ADOPTED; SEVENTH PROPOSITION BEING, SHALL THE CHARTER BE AMENDED TO PROVIDE THAT CITY COUNCIL ACCEPT AND DECLARE THE RESULTS OF THE ELECTION AT THE NEXT REGULARLY SCHEDULED COUNCIL MEETING AS SET FORTH IN SECTION 7 OF THIS ORDINANCE BE ADOPTED; EIGHTH PROPOSITION BEING, SHALL THE CHARTER BE AMENDED TO PROVIDE FORMAL REVIEW OF THE CHARTER EVERY TEN (10) YEARS AS SET FORTH IN SECTION 8 OF THIS ORDINANCE BE ADOPTED; SETTING FORTH THE FORM OF THE QUESTIONS TO BE VOTED UPON AT SUCH ELECTION; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; PROVIDING FOR AUTHORITY TO CODIFY; AND PROVIDING FOR AN EFFECTIVE DATE."

- A. Council President opens Public Hearing
- B. Council President closes Public Hearing
- C. City Council considers Ordinance No. 1452-22 on the Second Reading

1. Ordinance 1452 -22 Charter Revisions - Referendum

3.4 RZ 14-22 Agape Baptist Church Rezoning - ORDINANCE NO. 1453-23

First Reading Ordinance No. 1453-23 "AN ORDINANCE OF THE CITY OF ZEPHYRHILLS, FLORIDA PROPOSING AN AMENDMENT TO THE CITY'S ZONING MAP DESIGNATION FROM OP (OFFICE PROFESSIONAL) TO C-3 (GENERAL COMMERCIAL) FOR APPROXIMATELY 10.0 ACRES OF REAL PROPERTY LOCATED AT 39735 CHANCEY ROAD AND HAVING PARCEL NUMBER 24-26-21-0000-00100-0050 ; PROVIDING FOR CODIFICATION, SEVERABILITY AND AN EFFECTIVE DATE."

- A. Council President opens Public Hearing
- B. Council President closes Public Hearing
- C. City Council considers Ordinance No. 1453-23 on the First Reading

1. Staff Report Package for Agape Baptist Rezone Dec 12 2022

2. Ordinance 1453-23 Agape Baptist Church Rezoning

4. PLANNING DIRECTOR'S REPORT

4.1 ACME Development Corp. - Chancey Road / SR-39 Petition Annexation, Future Land Use Amendment and Rezoning

1. 1. ANX, FLU, RZ Application Zhills Hwy 39 5.27.22

2. Zhills Hwy 39 PUD Master Plan REV .2022.08.08
 3. Acme Dev Anex- FLU Zoning staff report
 4. Chancey Road PUD Narrative and Justification 8.9.22
 5. Response Letters
 6. Industrial Plan Exec Summary
 7. Gagne - Letter of Support
- 4.2 USE 04-21 Palm Cove Conditional Use to Exceed Height Restrictions in the R-4 Zoning District

1. Staff Report for Palm Cove City Council Dec 12 2022
2. Attachments to Staff Report for Palm Cove City Council Dec 12 2022

4.3 Trump Place Boat & RV Storage Conditional Use Petition

1. USE-0009-22_Staff Report
2. RCE Invest_Trump Place Storage Presentation
3. Supplement - PProject Timeline USE-0009-22

5. PUBLIC COMMENTS - address items that are not on the agenda

MAYOR ANNOUNCEMENTS

CITY MANAGER ANNOUNCEMENTS

CITY ATTORNEY ANNOUNCEMENTS

CITY COUNCIL COMMENTS

6. NOTED ITEM

6.1 Depository Deposit Listing

1. City of Zephyrhills Bank Depository

ADJOURN

*** PLEASE NOTE: This is a Public Meeting. Should any interested party seek to appeal any decision made by the Council with respect to any matter considered at such meeting or hearing, he or she will need a record of the proceedings, and that, for such purpose, he or she may need to ensure that a verbatim record of the proceeding is made, which record includes the testimony and evidence upon which the appeal is to be based. F.S. 286.0105. If you are a person with a disability which requires reasonable accommodation in order to participate in this meeting, please contact the City Clerk at 813/780-0000 at least 48 hours prior to the public hearing. A.D.A. and F.S. 286.26.**